



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 07/27/2009

Arlington Redevelopment Board  
 Minutes of Monday, July 27, 2009  
 Approved August 31, 2009

Second Floor Conference Room, Robbins Memorial Town Hall Annex

Members Present:  
 Andrew West, Chair  
 Christopher Loreti, Vice Chair  
 Roland Chaput  
 Ed Tsai  
 Bruce Fitzsimmons

Also Present:  
 Carol Kowalski, Director of Planning & Community Development  
 Tom O'Brien, JPI  
 Paul Beck, Gershman Brown Crowley  
 Phil Henry, R.J. O'Connell & Associates  
 William Fleming, Landscape Architect  
 Kevin Patton PKA Architects  
 Atty. Mary Winstanley O'Connor  
 Clarissa Rowe, Selectman (for landscape input)

### Symmes

Mr. West called the meeting to order at 7:00pm. There was agreement to take the Symmes item first, since the CVS agenda item would take longer than the Symmes item. Tom O'Brien explained that he expected in the next week to have an agreement with a bank and a new developer to take over the unpaid vendor bills and liens. The agreement—subject to the approval by the ARB through modification of the Symmes Land Disposition Agreement—would allow the project to begin possibly during this construction season. Mr. O'Brien requested a further extension to August 31, 2009 of the pending extension of the building permits agreement and the extension of the deadline in Section 8(c) iii of Land Disposition Agreement regarding the deadline for the Medical Office Building, both of which would otherwise expire July 31, 2009.

Discussion ensued regarding the importance of keeping the project on a short extension to keep pressure on the bank in JPI's negotiations. Mr. West asked Mr. O'Brien for an accounting of the unpaid vendor bills. Mr. O'Brien informed the Board that the Land Disposition Agreement would be for the same term and the same project, except that the developer may consider making part of the lower level of town houses senior housing. Mr. West asked for a report at the Board's August 31 meeting with the objective of filing the building permits within one month. Mr. O'Brien said he hoped construction might start in October 2009. Mr. Loreti **moved** to extend the two agreements to August 31, 2009 and to have Ms. Kowalski prepare and sign the agreements in the capacity ex officio secretary. The motion was **seconded and approved 5 to 0**.

### CVS

Mr. West began the continued hearing for the 100% landscape plans for the proposed CVS, 837 Mass Ave. The board agreed on the following items as conditions of approval: brick siding without gable on the east façade, aluminum fence sample subject to approval by the Board prior to installation, an additional acorn light, but keeping a shoe box light that CVS wants, subject to the Town Engineer's approval, removal of "no parking" lanes on plan at Mass Ave, adding "no idling" signs at the drive-thru windows (a condition of the special permit). The front side walk area will have benches framed by planters. There will be two types of planters: lower planters at the window area, and higher ones with evergreens at the east end of the front brick façade. Irrigation will be installed into each of the planters and in the landscaping. Planter pot types are subject to approval. Benches are approved as submitted, bolted into pavement. A Fraser fir is to replace blue spruce, correction on sheet L-1 to RO not PO chanticleer, substitute "Olga" rhododendron for PJM (no "Aglo", no "Nova Zembla", no PJM or purple rhododendron), and adding a native shade tree subject to approval. Mr. Chaput **moved** to approve the 100% plans subject to these submissions, changes, and approvals. The motion was **seconded and approved 5 to 0**.

The Board informed Symmes abutters that the Symmes item had been taken earlier. Ms. Kowalski agreed to provide a report to abutter Beth Ann Friedman the following day.

### Other business

The Board asked Ms. Kowalski to review the CVS energy compliance sheet with Assistant Planning Director Dave Berry. Mr. Loreti reported that Selectman Kevin Greeley mentioned during a recent Selectmen's meeting the possibility of a meeting of the ARB in September on the East Arlington parking study, which was conducted as part of the ongoing Commercial Development study. Mr. Loreti, ARB liaison to the effort, asked Board members to email their comments to him, copying Ms. Kowalski, and to expect to discuss the report at the August 3 meeting.

The Board asked that the applicant seeking to add antenna to existing cell phone equipment arrays at the August 3 be offered the chance to postpone (or open and continue the hearing), since the vote requires four members, and only four will be present.

The Board asked Ms. Kowalski for a report on the status of the Alewife Pathway plans submitted by the Department of Conservation and Recreation and the Selectmen's comments on them.

The Board asked to keep an agenda item at future meetings for the planning issue list developed and reviewed at the July 6 meeting. Development and zoning opportunities at the Brigham's site, Gold's Gym, and the property between the high school and Stop & Shop should have been or will be analyzed as part of the Commercial Development study, and the Board expressed interest in any results.

On a motion seconded and approved, the meeting was adjourned at 9:31pm

Respectfully submitted,  
 Carol Kowalski